

**MINUTES OF THE VINEYARD TOWN
PLANNING COMMISSION MEETING
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah
January 20, 2016**

PRESENT –

Commission Chair Wayne Holdaway
Commissioner Chris Judd
Commissioner Daniel Pace
Commissioner Angela Kohl
Commissioner Tim Blackburn

ABSENT –

Commissioner Garrett Smit

STAFF PRESENT –

Town Planner Aric Jensen, Deputy Recorder Kinsli McDermott

OTHERS PRESENT – Brandon Watson and Pete Evans - WatersEdge,

The Vineyard Town Planning Commission held a regular meeting on Wednesday, January 20, 2016, starting at 7:00 PM in the Vineyard Town hall. The invocation was offered by Commissioner Chris Judd.

REGULAR SESSION - The meeting was called to order at 7:00 PM.

OPEN SESSION -

Chair Holdaway asked for public comment. None was given.

MINUTES REVIEW AND APPROVAL -

None

BUSINESS ITEMS -

5.1 Continued Public Hearing from 12.16.2015

Applicant from BKB Foods for Dairy Queen. The proposed location of the project is Lot 4 of the Vineyard Gateway Subdivision, within the RMU zone.

Mr. Jensen presented the proposed application. He reviewed his calculations for parking stalls and said the applicant was able to provide the minimum amount of stalls. He reviewed changes as requested by staff.

The Planning Commission discussed the hours of operation, the drive-through overhang, and the building materials.

Motion: COMMISSIONER PACE MOVED TO CLOSE THE PUBLIC HEARING AT 7:18 PM. COMMISSIONER JUDD SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED.

Motion: COMMISSIONER JUDD MOVED TO RECOMMEND APPROVAL OF THE PROPOSED CONDITIONAL USE PERMIT AND SITE PLAN APPLICATION FOR THE FAST FOOD RESTAURANT WITH THE FINDING THAT THE PROPOSAL MEETS THE MINIMUM REQUIREMENTS OF THE ZONING ORDINANCE WITH THE FOLLOWING STIPULATIONS:

1. THE MASTER SITE LANDSCAPING PLAN BE AMENDED TO INCLUDE A SCREENING WALL AND LANDSCAPING ALONG THE EXTERIOR EDGE OF THE DRIVE-THROUGH, TO THE SATISFACTION OF THE PLANNING DIRECTOR.
2. THE APPLICANT SHALL INCLUDE AN OVERHANG, PORTE-COCHERE, OR SIMILAR FEATURE OF SUFFICIENT SIZE AND DESIGN TO KEEP RAIN/SNOW OFF OF THE CUSTOMERS IN THE DRIVE THROUGH,
3. THE APPLICANT SHALL REDUCE THE VOLUME OF THE DRIVE THROUGH LOUD SPEAKER FROM 10 PM TO 6 AM IF IT IS AUDIBLE FROM THE NEARBY RESIDENTIAL UNITS,
4. ANY AND ALL LIGHTING SHALL BE FOCUSED INTERNALLY, USING BLINDERS, SHIELDS, AND OTHER DEVICES IF NECESSARY TO PREVENT NEGATIVE IMPACTS ON DRIVERS AND RESIDENCES.
5. THE SITE PLAN SHALL BE AMENDED TO MEET THE MINIMUM PARKING REQUIREMENT, TO THE SATISFACTION OF THE PLANNING DIRECTOR
6. ADD SIGNAGE ON THE ASPHALT FOR THE DRIVE THROUGH STACKING.

COMMISSIONER BLACKBURN SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED UNANIMOUSLY.

5.2 **WatersEdge Phase 2 Plat B**

Applicant, Woodside homes Utah, LLC is requesting preliminary subdivision plat approval for WatersEdge Phase 7 plat B, located between Vineyard Loop Road, and the Front Runner line, at approximately 600 North. The property is currently designated SFD-C within the adopted WatersEdge Specific Development Zone. The Planning Commission will review and take appropriate action.

Mr. Jensen presented the details of the application. He said the trails were his main concern with the project. He explained that there were two sections of trail that were immediately next to this development; one on the east and the other on the south. He said there was a small trail connector in 7A.

The Planning Commission discussed street size and the CUWCD (Central Utah Water Conservancy District) well site.

Chairman Holdaway asked for additional comments. Hearing none, he called for a motion.

Motion: COMMISSIONER JUDD MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE PROPOSAL WITH THE FINDING THAT THE PROPOSED PLAT MEETS THE MINIMUM REQUIREMENTS OF THE TOWN ORDINANCES WITH THE 2 STIPULATIONS RECOMMENDED BY STAFF AND ONE ADDITIONAL STIPULATION:

1. THE PROPOSED LANDSCAPE PLAN CONTAINS THE PUBLIC TRAIL LOCATED BETWEEN PLAT 7B AND PLAT 7A, AND THE COUNCIL ALLOWS THE APPLICANT TO DEFER CONSTRUCTING THAT PORTION OF THE TRAIL UNTIL SUCH TIME THAT THE PROPERTY CONTAINING PLAT 7A IS DEVELOPED.
2. THE APPLICANT SUBMITS SINGLE FAMILY HOME DESIGNS MEETING THE MINIMUM REQUIREMENTS OF ZONING ORDINANCE TO THE TOWN PLANNER FOR REVIEW.
3. THE FENCING DECISION BE DEFERRED TO THE TOWN COUNCIL'S DECISION OF THE FENCING PLAN PROPOSAL SUBMITTED TO THEM LAST WEEK.

COMMISSIONER PACE SECONDED THE MOTION. CHAIRMAN HOLDAWAY, COMMISSIONER JUDD, COMMISSIONER PACE, AND COMMISSIONER BLACKBURN WERE IN FAVOR. COMMISSIONER KOHL WAS OPPOSED. THE MOTION CARRIED WITH ONE OPPOSED.

5.3 **WatersEdge Phase 7 Plat C "Tucker Row"**

Applicant, Woodside Homes of Utah, LLC is requesting preliminary subdivision plat approval for WatersEdge Phase 7 Plat C, otherwise known as Tucker Row. The project is located at approximately 200 E. Vineyard Loop Road, and approximately 700 North. The property is zoned TH-12 within the adopted WatersEdge Specific Development Zone. The Planning Commission will review and take appropriate action.

Mr. Jensen reviewed the application. He discussed the plan for garages, detached garages, uncovered parking stalls, open space and landscaping, and trails. He said staff was a little concerned about the garages, but most were near rail road tracks and would not be ruin any views. He mentioned that elevations would need to be adjusted to 30 feet.

Commissioner Judd asked for an explanation of the shifting between units. Mr. Jensen explained that the Master Development Agreement said units could be switched between planning areas as long as it was the same use.

Commissioner Blackburn asked about access points. Mr. Jensen explained that there was one primary access point along the Vineyard Connector.

Commissioner Judd wanted to clarify that the garage would front other garages for each of the buildings. Mr. Jensen explained that the front of the buildings would face inward toward the

landscaping. He said the parking and sidewalk trails were in the rear. He said there would be no parking along the sidewalks.

Motion: COMMISSIONER BLACKBURN MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF WARTERSEDGE PHASE 7 PLAT C "TUCKER ROW" WITH THE FINDING THAT WITH THE FOLLOWING CONDITIONS, THE PROPOSED PLAT MEETS THE MINIMUM REQUIREMENTS OF THE TOWN ORDINANCES:

1. THE PROPOSED LANDSCAPE PLAN CONTAINS THE PUBLIC TRAIL LOCATED BETWEEN PLAT 7B AND PLAT 7A, AND THE COUNCIL ALLOWS THE APPLICANT TO DEFER CONSTRUCTING THAT PORTION OF THE TRAIL UNTIL SUCH TIME THAT THE PROPERTY CONTAINING PLAT 7A IS DEVELOPED.
2. THE APPLICANT SUBMITS SINGLE FAMILY HOME DESIGNS MEETING THE MINIMUM REQUIREMENTS OF ZONING ORDINANCE TO THE TOWN PLANNER FOR REVIEW.
3. THE FENCING DECISION BE DEFERRED TO THE TOWN COUNCIL'S DECISION OF THE FENCING PLAN PROPOSAL SUBMITTED TO THEM LAST WEEK.

COMMISSIONER JUDD SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED UNANIMOUSLY.

5.4 **WatersEdge Phase 8 – "The Preserve"**

Applicant Steve Maddox representative of Edge Homes is requesting site plan and preliminary subdivision plat approval for WatersEdge Phase 8 "The Preserve". The project is located on the southwest corner of Main Street and Vineyard Connector.

Mr. Jensen explained that there were two phases to the proposed project; a condominium product and a town home product. He reviewed the details of the application. He reviewed the landscaping plan and mentioned that it was currently unknown whether the developer or UDOT (Utah Department of Transportation) was responsible for installing a trail. He mentioned that some of the buildings were too close and would need to be adjusted in order to meet the setback.

The Planning Commission discussed fencing and signage.

Commissioner Kohl wondered why the development would have sidewalks on one side of the street. Brandon Watson explained that it was a design they had used in other products. He said there had been no negative feedback from buyers. He explained their plan for the sidewalks. Commissioner Kohl voiced a concern that kids would have to cross the street in order to get to a sidewalk.

Commissioner Judd asked about the parking lot on the southeast corner and wondered about screening the parking. Pete Evans said there would be a lot of landscaping (trees) in that area that would help screen parking.

Commissioner Kohl wondered if there was a sidewalk leading to the park. Mr. Watson said they planned to have a looped internal sidewalk for bike riding/walking.

Commissioner Judd asked about the fencing plan relative to this project. Mr. Watson talked more about the landscaping plan and said they proposed clear view fencing, however the Town Council would review the fencing plan and make a decision. The Commissioners discussed additional landscaping along the parking areas.

Chairman Holdaway asked for additional comments or questions. Hearing none he asked for a motion.

Motion: COMMISSIONER PACE MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF WATERSEDGE PHASE 8 "THE PRESERVE" SITE PLAN AND PRELIMINARY SUBDIVISION PLAT WITH THE FINDING THAT WITH THE FOLLOWING CONDITIONS, THE PROPOSED PLAT MEETS THE MINIMUM REQUIREMENTS OF THE TOWN ORDINANCES AS RECOMMENDED BY STAFF:

1. THERE IS A REQUIRED TRAIL SEGMENT LOCATED ALONG THE NORTH EDGE OF THE DEVELOPMENT, AND THE APPLICANT IS REQUIRED TO DEDICATE THE LAND FOR AND/OR CONSTRUCT THAT SEGMENT OF TRAIL, AS SET FORTH IN THE MASTER DEVELOPMENT AGREEMENT.
2. THE APPLICANT PAYS ANY OUTSTANDING FEES AND MAKES ANY REDLINE CORRECTIONS.

AND WITH THE ADDITION OF:

3. ADHERE TO THE FENCING PLAN TO BE DETERMINED BY THE TOWN COUNCIL.
4. PROVIDE ADDITIONAL LANDSCAPED SCREENING ALONG THE PARKING AND THE SOUTHEAST CORNER ALONG MAIN STREET. SCREENING TO BE TREES, SHRUBS, ETC. AND GIVE STAFF THE ABILITY TO MAKE FINAL DECISION REGARDING THE LANDSCAPE SCREENING.

COMMISSIONER BLACKBURN SECONDED THE MOTION. CHAIRMAN HOLDAWAY, COMMISSIONER BLACKBURN, AND COMMISSIONER PACE WERE IN FAVOR. COMMISSIONER KOHL AND COMMISSIONER JUDD WERE OPPOSED. THE MOTION CARRIED WITH TWO OPPOSED.

5.5 **Continued Public Hearing from 12.16.2015**

The Vineyard Town Planning Commission shall hold a Public Hearing to consider amendments to the Town Zoning Ordinance and Town Zoning Map. Topics may include, but are not limited to: signs, procedures, definitions, and land use tables. Citizens, property owners, and all other members of the public are encouraged to attend and participate.

The public hearing for the Zoning Ordinance and Map amendments was continued to the next Planning Commission meeting.

PLANNING COMMISSION MEMBERS REPORTS

Commissioner Kohl voiced concern with the amount of proposed private roads and the future impact to the city and residents. The Commissioners discussed requesting the Town Council to address the private road issue and private street cross section.

STAFF REPORTS

Aric Jensen, Town Planner - Mr. Jensen had no new items to report.

Don Overson, Town Engineer/Public Works Director – Mr. Overson was excused from this meeting.

ADJOURNMENT

Chairman Holdaway adjourned the meeting by consent at 8:11 PM. The next meeting is scheduled to be held on February 3, 2016.

MINUTES APPROVED ON: April 20, 2016

CERTIFIED CORRECT BY: /s/Kinsli McDermott
K. MCDERMOTT, DEPUTY RECORDER